



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 12741713 (Active)



\$1,150,000

266 Brighton Drive
Beaconsfield
H9W 2L6

Region Montréal
Neighbourhood Sherwood (North West)
Near Oakdale
Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	49 X 29 ft irr
Living Area	
Building Area	
Lot Size	75 X 100 ft
Lot Area	7,500 sqft
Cadastre	1970866
Zoning	Residential

Year Built	1967
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2017)
File Number	
Occupancy	60 days PP/PR Accepted
Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment

Year	2025
Lot	\$383,200
Building	\$478,500

Taxes (annual)

Municipal	\$5,473 (2024)
School	\$691 (2025)
Infrastructure	
Water	\$316 (2024)
Garbage pick up	\$41 (2024)

Expenses/Energy (annual)

Common Exp.	
Electricity	\$1,480
Oil	
Gas	\$1,283

Total	\$861,700 (133.46%)	Total	\$6,521	Total	\$2,763
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Room(s) and Additional Space(s)

No. of Rooms	14	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+0
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	19 X 14.5 ft	Wood	
GF	Dining room	22.4 X 11.7 ft	Wood	Fireplace-Stove. wood fireplace
GF	Kitchen	13.1 X 10.6 ft	Ceramic	
GF	Family room	13.6 X 10.9 ft	Wood	
2	Bathroom	7.8 X 5.2 ft	Ceramic	
2	Primary bedroom	17.7 X 11.6 ft	Wood	
2	ensuite bathroom	8.6 X 5.7 ft	Ceramic	
2	Bedroom	15.10 X 11.5 ft	Wood	
2	Bedroom	11.5 X 9.5 ft	Wood	
2	Bedroom	13.5 X 8.11 ft	Wood	
BA1	Bathroom	7.11 X 7.11 ft	Ceramic	
BA1	Playroom	28.4 X 14.3 ft	Carpet	

BA1	Bedroom	19.8 X 12.7 ft	Laminate floor
BA1	Laundry room	22 X 10.5 ft	Laminate floor
Additional Space			Size
Garage			20.10 X 19.3 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality, With water meter	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all window coverings, all light fixtures (except excluded), dishwasher, stove, microwave, garage door opener with 2 remotes, alarm system hardware

Exclusions

fridge, washer, dryer, two bookshelves on wall opposite kitchen, light fixture at top of staircase on 2nd floor (to be replaced with a generic fixture)

Remarks

Welcome to 266 Brighton, a beautifully updated family home in Beaconsfield's sought-after Sherwood neighbourhood. This 4+1-bdrm, 3-bthrm gem, including a primary bdrm with ensuite, is located on a quiet, family-friendly street near schools and parks. The kitchen, fully renovated in 2018, features quartz counters, bar seating, and an open layout. Enjoy peace of mind with a new roof, updated windows, and an upgraded electrical panel. This home has a natural gas furnace, central AC, and a double garage. The renovated basement (2022) features a spacious playroom, +1 bedroom or office, and laundry room. space. A perfect place to call home!

Addendum

- The family room is currently set up as the dining room, but can easily be switched back.
- The pre-purchase building inspection report from 2017 is available upon request.
- Certificate of location is from 2017.
- All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.
- The BUYER may choose the notary, but must be agreeable to the SELLER. Signing must take place in the West Island.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-60617

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Frontage



Frontage



Interior



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Dinette



Dining room



Dining room



Bathroom



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom